## REFERENCES

*(RECORDED R.M.C. OFFICE, BERKELEY COUNTY, SC)*

(1) Plat of TMS 275-00-00-005, 10.6 acres of highland and 13.0 acres of marsh, By W. L. Gaillard, RLS; May 24, 1968, Recorded Book R, Page 154; August 1, 1968.

(2) Deed of distribution of TMS 275-00-00-005, 10.6 acres of highland and 13.0 acres of marsh Estate of J. Bradley Peecksen to Nolan Deden, as Trustee; December 30, 1996, Recorded Book 992, Page 150; January 6, 1997.

(3) Right-of-way Grant, TMS 275-00-00-005, J. B. Peecksen to SCE&G; January 31, 1983, Recorded Book C158, Page 69; January 31, 1983.

(4) Deed of 9 acres TMS 275-00-00-005, Arthur P. Jarvey to J. B. Peecksen; June 16, 1967, Recorded Book A172, Page 101; July 18, 1967

(5) Right-of-way Grant, TMS 275-00-00-003, Estate of April Shaw to SCE&G; January 31, 1983, Recorded Book C158, Page 67; January 31, 1983.

(6) Plat of 5.66 acres, TMS 275-00-00-004, owned by Adeline Murphy, By Hager Eddie Metts; September 28, 1992, Recorded Cabinet J, Page 322; November 9, 1992.

(7) Right-of-way Grant, TMS 275-00-00-004, Adeline Murphy to SCE&G; January 31, 1983, Recorded Book C158, Page 71; January 31, 1983.

(8) Plat of 25 acres, TMS 275-00-00-004, Lands of J. Lockwood Murphy, By Woodrow W. Leland, PLS; February 29, 1956, Recorded Book K, Page 51; August 26, 1957.

(9) Deed of 1 acre tract, TMS 275-00-00-006, Rufus Walker to Bernice and Allen Jenkins; July 29, 1968, Recorded Book A187, Page 29; August 2, 1968.

(10) Right-of-way Grant, TMS 275-00-00-006, Allen Jenkins & Bernice Jenkins to SCE&G; January 31, 1983, Recorded Book C158, Page 77; January 31, 1983.

(11) Map of 76.9 acres, TMS 275-00-00-007, Estate of Herbert F. Goodwin, By Woodrow W. Leland, RLS; February 22, 1950, Recorded Book F, Page 74A; February 22, 1950.

(12) Deed of distribution, TMS 275-00-00-007, 76.9 acres Estate of Augustine T. Smythe to C & S Sovran Trust Company of South Carolina, N.A. and Joseph H. McGee, Co-Trustees for Trust B, U/W/O Augustine T. Smythe, et al.; March 10, 1992, Recorded Book 62, Page 207; March 11, 1992.

(13) Deed of distribution of TMS 275-00-00-007, 76.9 acres Augustine T. Smythe to Mary Gregg Chisolm Smythe, et al.; December 23, 1990, Recorded Book A892, Page 149; December 26, 1990.

(14) Deed of distribution of TMS 275-00-00-007, 76.9 acres Rupert A. Goodwin to Henry B. Smythe, et al.; March 12, 1951, Recorded Book A88, Page 173; March 21, 1951.

(15) Right-of-way Grant, TMS 275-00-00-007, Henry B. Smythe, et al. to SCE&G; June 20, 1983, Recorded Book C158, Page 61; June 20, 1983.

(16) Plat of TMS 275-00-00-009; 041; 042, Tract 3 surveyed at the request of Joseph & Arther Simmons, Tract 2 Francis & Betty Simmons, Tract 1 James & Robert Peryno, By Thomas L. Evans, PLS; August 6, 1988, Recorded Cabinet H, Page 107; September 20, 1988.

(17) Deed of distribution of Tract 2, TMS 275-00-00-009, Francis Simmons to Betty Simmons; October 2, 1996, Recorded Book 939, Page 87; October 2, 1996.

(18) Right-of-way Grant, TMS 275-00-00-009; 041; 042, Estate of A. Gibbs to SCE&G; January 31, 1983, Recorded Book C158, Page 73; January 31, 1983.

(19) Deed of Tract 1, TMS 275-00-00-042, Arther Simmons, et al. to James Peryno and Robert Perrineau; September 3, 1988, Recorded Book A774, Page 182; September 20, 1988, Rerecorded Book A898, Page 307; February 20, 1991.

(20) Plat of 1.31 acres, TMS 275-00-00-070, Lands of Dorothy G. Brown, By Thomas L. Evans; April 2, 1994, Recorded Cabinet L, Page 39B; December 27, 1994.

(21) Deed of 1.31 acres, TMS 275-00-00-070, Betty Simmons to Dorothy G. Brown; November 13, 1996, Recorded Book 962, Page 88; November 13, 1996.

(22) Plat of 15.733 acres, TMS 275-00-00-011, divided for Rubin Mitchell and Freddie Glenn; by Milton Winslow, RLS; February 1989, Recorded CAB J, Page 41; September 30, 1991.

(23) Deed of Tracts "A-1" and "A-2", TMS 275-00-00-011, 7.684 acres Catherine Glenn, et al. to Argie Carter, et al.; June 5, 1990, Recorded Book A926, Page 334, September 30, 1991.

(24) Plat of E. B. Shingler's Farm divided into Farms No. 1-5, By S. Lewis Simmons; January 1872, Recorded Bok B, Page 60, R.M.C. Office Charleston County.

## LEGEND

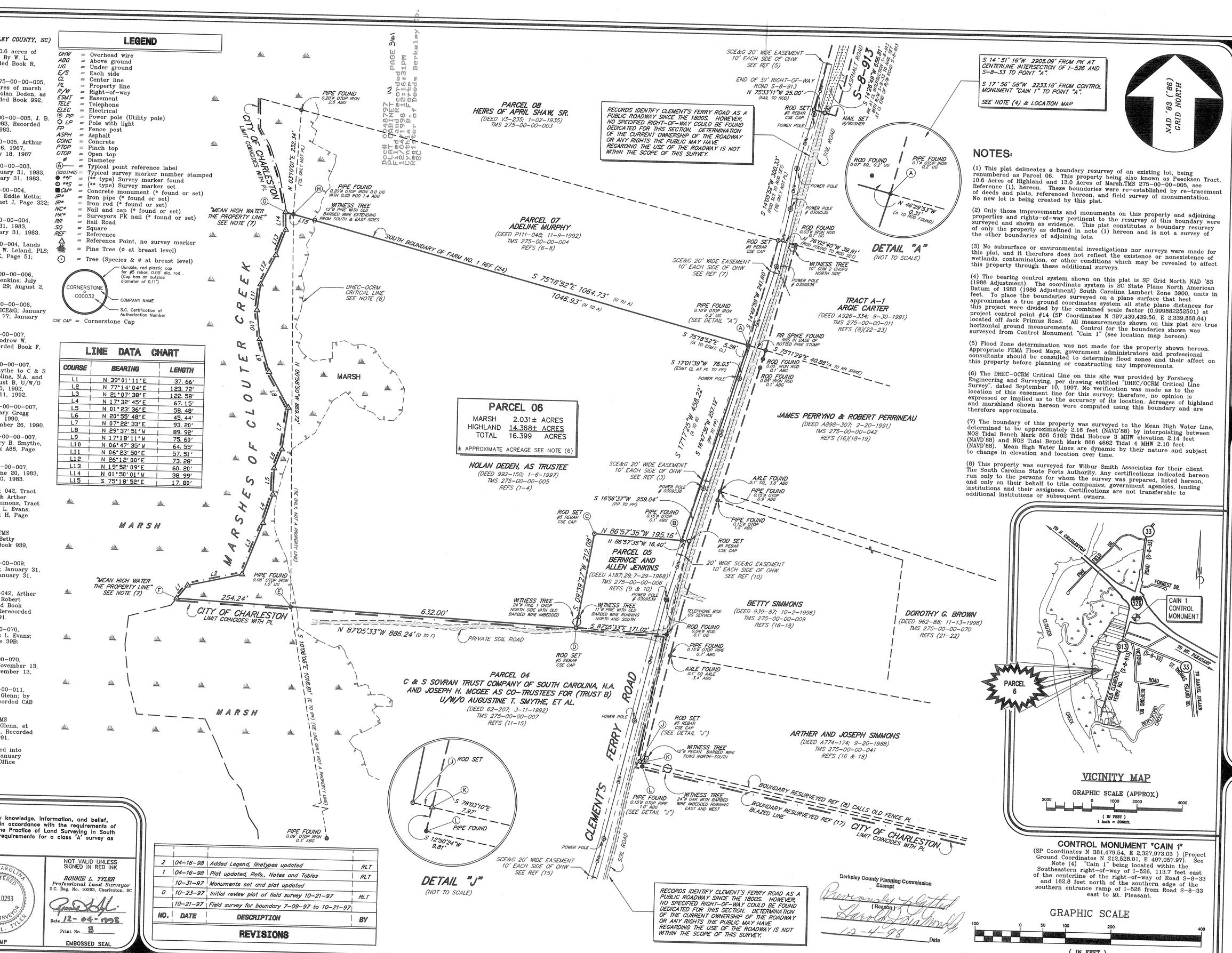
| | | |
|---|---|---|
| OHW | = | Overhead wire |
| ABG | = | Above ground |
| UG | = | Under ground |
| E/S | = | Each side |
| CL | = | Center line |
| PL | = | Property line |
| R/W | = | Right-of-way |
| ESMT | = | Easement |
| TELE | = | Telephone |
| ELEC | = | Electrical |
| PP | = | Power pole (Utility pole) |
| LP | = | Pole with light |
| FP | = | Fence post |
| ASPH | = | Asphalt |
| CONC | = | Concrete |
| PTOP | = | Pinch top |
| OTOP | = | Open top |
| Ø | = | Diameter |
| (A) | = | Typical point reference label |
| (920,148) | = | Typical survey marker number stamped |
| ● #F | = | (#F type) Survey marker found |
| ○ #S | = | (#S type) Survey marker set |
| ■ CM# | = | Concrete monument (* found or set) |
| IP# | = | Iron pipe (* found or set) |
| IR# | = | Iron rod (* found or set) |
| NC# | = | Nail and cap (* found or set) |
| PK# | = | Surveyors PK nail (* found or set) |
| RR | = | Rail Road |
| SQ | = | Square |
| REF | = | Reference |
| △ | = | Reference Point, no survey marker |
| | = | Pine Tree (ø at breast level) |
| | = | Tree (Species & ø at breast level) |

CORNERSTONE C00032 — Durable, red plastic cap for #5 rebar, 0.05' dia. rod. (Cap has an outside diameter of 0.11") — COMPANY NAME — S.C. Certification of Authorization Number

CSE CAP = Cornerstone Cap

## LINE DATA CHART

| COURSE | BEARING | LENGTH |
|---|---|---|
| L1 | N 39°01'11"E | 37.66' |
| L2 | N 77°14'04"E | 123.72' |
| L3 | N 21°07'38"E | 122.58' |
| L4 | N 17°32'45"E | 67.15' |
| L5 | N 01°23'36"E | 58.48' |
| L6 | N 20°55'48"E | 45.44' |
| L7 | N 07°22'33"E | 93.80' |
| L8 | N 29°37'51"W | 89.92' |
| L9 | N 17°18'11"W | 75.60' |
| L10 | N 06°47'35"W | 64.55' |
| L11 | N 06°23'50"E | 57.51' |
| L12 | N 26°12'00"E | 73.88' |
| L13 | N 19°52'09"E | 60.20' |
| L14 | N 01°50'01"W | 38.99' |
| L15 | S 75°18'52"E | 17.80' |




## NOTES:

(1) This plat delineates a boundary resurvey of an existing lot, being renumbered as Parcel 06. This property being also known as Peecksen Tract, 10.6 Acres of Highland and 13.0 Acres of Marsh.TMS 275-00-00-005, see Reference (1), hereon. These boundaries were re-established by re-tracement of deeds and plats, referenced hereon, and field survey of monumentation. No new lot is being created by this plat.

(2) Only those improvements and monuments on this property and adjoining properties and rights-of-way pertinent to the resurvey of this boundary were surveyed and shown as evidence. This plat constitutes a boundary resurvey of only the property as defined in note (1) hereon and is not a survey of the other boundaries of adjoining lots.

(3) No subsurface or environmental investigations nor surveys were made for this plat, and it therefore does not reflect the existence or nonexistence of wetlands, contamination, or other conditions which may be revealed to affect this property through these additional surveys.

(4) The bearing control system shown on this plat is SP Grid North NAD '83 (1986 Adjustment). The coordinate system is SC State Plane North American Datum of 1983 (1986 Adjustment) South Carolina Lambert Zone 3900, units in feet. To place the boundaries surveyed on a plane surface that best approximates a true ground coordinates system all state plane distances for this project were divided by the combined scale factor (0.999882252501) at project control point #14 (SP Coordinates N 397,439.59, E 2,339,868.84) located off Jack Primus Road. All measurements shown on this plat are true horizontal ground measurements. Control for the boundaries shown was surveyed from Control Monument "Cain 1" (see location map hereon).

(5) Flood Zone determination was not made for the property shown hereon. Appropriate FEMA Flood Maps, government administrators and professional consultants should be consulted to determine flood zones and their affect on this property before planning or constructing any improvements.

(6) The DHEC-OCRM Critical line on this site was provided by Forsberg Engineering and Surveying, per drawing entitled "DHEC/OCRM Critical Line Survey", dated September 10, 1997. No verification was made as to the location of this easement line for this survey; therefore, no opinion is expressed or implied as to the accuracy of its location. Acreages of highland and marshland shown hereon were computed using this boundary and are therefore approximate.

(7) The boundary of this property was surveyed to the Mean High Water Line, determined to be approximately 2.16 feet (NAVD'88) by interpolating between NOS Tidal Bench Mark 866 5192 Tidal Hobcaw 3 MHW elevation 2.14 feet (NAVD'88) and NOS Tidal Bench Mark 866 4662 Tidal 4 MHW 2.18 feet (NAVD'88). Mean High Water Lines are dynamic by their nature and subject to change in elevation and location over time.

(8) This property was surveyed for Wilbur Smith Associates for their client The South Carolina State Ports Authority. Any certifications indicated hereon run only to the persons for whom the survey was prepared, listed hereon, and only on their behalf to title companies, government agencies, lending institutions and their assignees. Certifications are not transferable to additional institutions or subsequent owners.




VICINITY MAP

GRAPHIC SCALE (APPROX.)

2000 0 1000 2000 4000

( IN FEET )
1 inch = 2000ft.

**CONTROL MONUMENT "CAIN 1"**

(SP Coordinates N 381,479.54, E 2,327,973.03 ) (Project Ground Coordinates N 212,528.01, E 497,057.97). See Note (4) "Cain 1" being located within the Southeastern right-of-way of I-526, 113.7 feet east of the centerline of the right-of-way of Road S-8-33 and 162.8 feet north of the southern edge of the southern entrance ramp of I-526 from Road S-8-33 east to Mt. Pleasant.

GRAPHIC SCALE

100 0 50 100 200 400

( IN FEET )
1 inch = 100 ft.

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a class "A" survey as specified therein.

SOUTH CAROLINA CORNERSTONE SURVEYING & ENGINEERING, INC. C00032 CERTIFICATE OF AUTHORIZATION — C.O.A.

SOUTH CAROLINA REGISTERED No. 10293 LAND SURVEYOR RONNIE L. TYLER — STAMP

NOT VALID UNLESS SIGNED IN RED INK

*RONNIE L. TYLER*
*Professional Land Surveyor*
S.C. Reg. No. 10293, Charleston, SC

Date 12-04-1998

Print No. B

EMBOSSED SEAL

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 2 | 04-16-98 | Added Legend, linetypes updated | RLT |
| 1 | 04-16-98 | Plat updated, Refs., Notes and Tables | RLT |
| | 10-31-97 | Monuments set and plat updated | |
| 0 | 10-23-97 | Initial review plot of field survey 10-21-97 | RLT |
| | 10-21-97 | Field survey for boundary 7-09-97 to 10-21-97 | |

**REVISIONS**

Berkeley County Planning Commission
Exempt
(Reason)
Previously Platted
Harold Simmons
12-4-98
Date

This is not valid, has no seal or signature unless this document was issued by a licensed professional surveyor and/or engineer.

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CORNERSTONE
SURVEYING & ENGINEERING, INC.
1240 Bacons Bridge Rd. • Summerville • South Carolina • 29485 • Phone: 843-871-9706

# BOUNDARY SURVEY PLAT OF PARCEL 06 BEING A RESURVEY OF AN EXISTING TRACT PROPERTY OF NOLAN DEDEN, AS TRUSTEE ABOUT TO BE CONVEYED TO THE SOUTH CAROLINA STATE PORTS AUTHORITY THOMAS ISLAND, SAINT THOMAS PARISH BERKELEY COUNTY, SOUTH CAROLINA

Date of Field Survey: 10-31-97
☐ Drawn: DLL/CJW/DSW/RLT
☐ Design: RLT
☐ Checked: RLT
☐ Approved: RLT
CAD File: PG6T2.DWG
F.B. & Pg. 32-37
P.B. & Pg.
Pl.Board Appl.#

| Date | Revision No. |
|---|---|
| 10-23-97 | 0 = P06TP |
| 04-16-98 | 1 = P06T1 |
| 04-16-98 | 2 = P06T2 |

Proj. No.: 97007

Sheet 1 Of 1